



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT

Planning Board Meeting of June 21, 2007

Case No./Petitioner:

FDP-76-A-III: Final Development Plan Phase 76-A-III/General Growth Properties, HRD Land Holdings, Inc. & Wilde Lake Interfaith Religious Center

Subject:

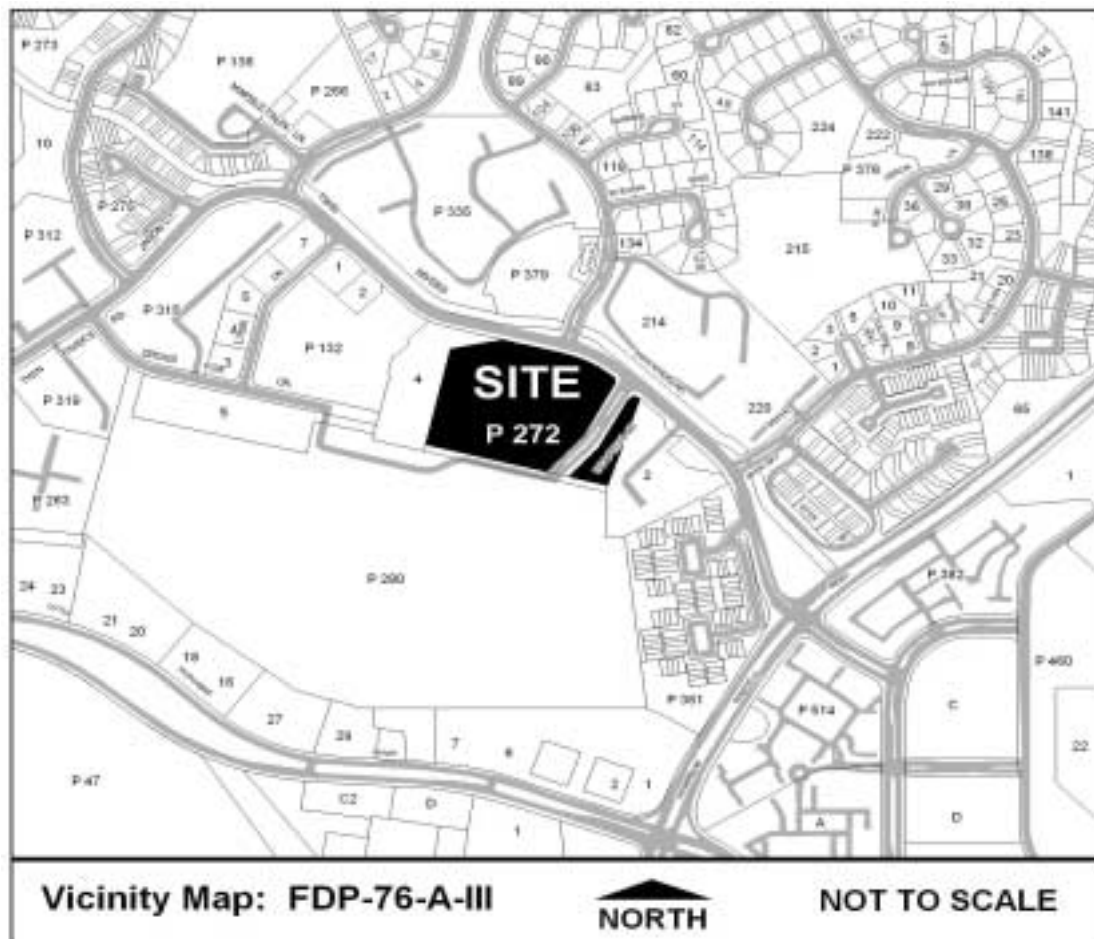
FDP-76-A-III Village of Wilde Lake, Section 10, Area 4

Request:

For approval of FDP-76-A-III which is an amendment to previously approved and recorded FDP-76-A-II. The purpose of this amendment is to amend credited and non-credited open space tabulations, to amend building coverage restrictions with respect to open space land uses, to amend coordinate data and to amend setback and parking requirements in Sections 6 and 9. These revisions would affect the Village of Wilde Lake, Section 10, Area 4 consisting of 10.00 acres.

Location:

The subject site is identified as "Village of Wilde Lake, Section 10, Area 4" on Tax Maps 29 and 30, Grids 24 and 19, Parcel 272, Lot 5 and is located at the intersection of Twin Rivers Road and Trumpeter Road in the 5th Election District of Howard County.



Vicinal Properties:**SEE MAP ON PAGE 1**Site History:

FDP-76-A-II: Recorded March 2, 1999 (Plat Book No. 3054-A, FOLIO 1749-1751)

FDP-76-A-I: Recorded July 8, 1994 (Plat Book No. 3054-A, FOLIO 1396-1398)

FDP-76-A: Recorded July 21, 1970 (Plat Book No. 19, FOLIO 151-153)

Site Analysis:

There are two congregations (St. John's United Methodist-Presbyterian and St. John's Roman Catholic) that currently utilize the one existing building on 7.57 acres, west on Trumpeter Road on Lot 5. This building's coverage of 30,800 square feet amounts to 9.33% of the total site. The applicants propose an increase in the permitted building coverage to 25%, which would allow for the existing building, an expansion to the existing building and 2 future buildings. Expansion of the facility would allow each congregation to have their own building for worship. Based on conceptual information provided by the applicant, the first proposed expansion would result in approximately 14.56% total building coverage and the ultimate building coverage (anticipated with future expansion plans) would be approximately 24.30%. Per the consultant, the FDP revision is crucial as the agreements between the two congregations are tied to the proposed increase in building coverage. A Site Development Plan for the first new building was submitted on May 22, 2007 but has not yet been approved.

Proposed amendments are as follows:

- Sheet 1 of 3: The updating of the "Summary of Amendments", adding a Phase of Amendment Chart, adding coordinate data, providing a Purpose Statement and minor drafting changes.
- Sheet 2 of 3: Removing setback restrictions from internal lots lines for structures within Open Space Land Use Areas ("Open Space Land Use Areas" Section 6D), adding parking requirements and guidelines for "worship spaces" ("Parking Requirements- Open Space Land Uses", Section 9E), increasing building coverage limitations on lots dedicated to open space land uses from 10% to 25% ("Coverage Requirements-Open Space Land Uses", Section 12E), adding a Tabulation of Land Use chart and minor drafting changes.
- Sheet 3 of 3: Amending coordinate information and amending credited versus non-credited open space areas on Lot 5 to accommodate future site improvements. Non-credited open space is to increase by 0.615 acre and credited open space will decrease by 0.615 acre.

Please Note: Currently building coverage is limited to 10% for all buildings and major structures erected on land devoted to open space land uses within this FDP (See Sheet 2 of 3-"Coverage Requirements-Open Space Land Uses", Section 12E). There are 2 congregations currently using the site, with 30,800 square feet of building coverage and 327 parking spaces with anticipation of 1 new building in the immediate future. The congregations believe the increase of coverage from 10% to 25% is necessary to accommodate the future expansion and needs of the congregations. Please note that outside of the New Town district, conditional uses for religious facilities allow a lot coverage of 25%.

SRC Action:

By letter dated March 15, 2007, the Department of Planning and Zoning informed the Petitioners the FDP was Technically Complete with direct plan submission to the

Division of Land Development to resolve remaining issues dealing with coverage and minor drafting errors. Those issues have since been resolved.

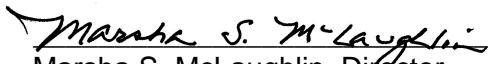
This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve Final Development Plan Phase 76-A-III.

If the Planning Board approves the FDP as presented, buildings or major structures built on land devoted to open space land uses would be restricted to 25% building coverage. This would be an increase of 15% over the current coverage restriction of 10%.

Alternatively, the Planning Board may choose to amend Sheet 3 of FDP-76-A-III as currently proposed in order to maintain the building coverage permitted for buildings and major structures constructed on open space land at 10% (as currently imposed on FDP-76-A-II) or to specify some percentage between 10% and 25%. Please note that the language of Section 12E allows petitioners to deviate from the building coverage specified in the FDP as part of the Planning Board's approval of a Site Development Plan.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

06/04/07

Date